

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

1865 Broadway, New York, N. Y. 10023 (212) 265-2780

NCDH

MEMORANDUM

To EE

From JH

Subject 1960 Housing Census data

Here's the raw unanalyzed 1960 housing data (I made 10 xeroxed copies ~~for distribution~~). Why don't I hold off writing about the tables (more to come) that I'll be finalizing til a later stage in the compilation of the report (preliminary one in Nov or Jan) to get a better idea of how much space we want to devote to this tired data. If you don't agree I'll be happy to write some pages on this data now. Lemme know what you decide.

Tenure by County, by Race, 1960

<u>County</u>	<u>Renter Occupied</u>	<u>Percentage Distribution Renter/Total Occupied</u>		
		<u>Total County</u>	<u>White</u>	<u>Black</u>
Fairfield	72 100	37.1	35.3	77.4
Bergen	64 600	28.0	27.7	41.2
Essex	166 800	57.7	53.0	80.2
Middlesex	30 300	25.2	24.2	56.9
Morris	16 300	22.7	22.0	64.5
Passaic	58.800	46.7	44.2	90.9
Nassau	55 400	15.9	15.1	51.0
Suffolk	26 700	15.4	14.5	38.6
Westchester	117 200	48.6	47.1	73.0

Note: "Other" classification for race of head of household included in totals for county.

Source: People and Homes in the American Market: Cross Tabulations of Population and Housing Characteristics in the 1960 Decennial Census. New Jersey, New York and Connecticut books. p. 10.

Value of Owner Occupied Housing by County and by Race, 1960

County	Total Owner Occupied Housing Units	Percentage Distribution of Property Value						
		less than \$5,000	\$5,000- \$9,999	\$10,000- \$14,999	\$15,000- \$19,999	\$20,000- \$24,999	\$25,000- \$34,999	more than \$35,000
Fairfield	107 700	1.2	4.3	13.8	30.3	17.5	15.7	17.2
White	106 200	1.2	4.3	13.7	30.1	17.5	15.8	17.4
Black	1 400	1.7	11.8	23.2	35.9	12.9	7.8	6.6
Bergen	149 500	0.7	2.1	13.6	36.8	24.7	15.4	6.6
White	147 200	0.7	1.9	13.3	36.9	24.9	15.6	6.7
Black	2 100	0.0	16.8	32.7	33.1	8.7	7.1	1.4
Essex	91 900	0.3	6.3	21.0	33.4	18.6	12.5	7.8
White	86 300	0.3	5.2	19.2	34.3	19.5	13.3	8.3
Black	5 500	0.9	23.7	49.9	20.7	4.6	0.4	0.0
Middlesex	83 900	1.7	8.5	35.8	39.1	9.3	4.3	1.3
White	82 500	1.7	8.3	35.6	39.4	9.3	4.4	1.3
Black	1 400	1.3	20.2	51.9	18.4	8.3	0.0	0.0
Morris	52 600	0.9	6.8	23.4	31.8	18.4	12.2	6.4
White	52 200	0.8	6.6	23.5	31.9	18.5	12.3	6.5
Black	300	20.6	40.0	12.2	27.1	0.0	0.0	0.0
Passaic	49 500	1.1	6.9	24.0	39.7	17.0	7.8	3.5
White	49 300	1.1	6.8	23.9	39.8	17.0	7.9	3.5
Black	200	0.0	36.4	51.1	12.5	0.0	0.0	0.0

Value of Owner Occupied Housing by County and by Race, 1960

County	Total Owner Occupied Housing Units	Percentage Distribution of Property Value						
		less than \$5,000	\$5,000- \$9,999	\$10,000- \$14,999	\$15,000- \$19,999	\$20,000- \$24,999	\$25,000- \$34,999	more than \$35,000
Nassau	283 200	0.2	2.2	20.0	38.7	19.2	12.0	7.7
White	279 500	0.2	2.2	19.9	38.6	19.3	12.1	7.8
Black	3 400	1.3	10.0	31.6	45.4	9.6	2.1	0.0
Suffolk	141 100	1.7	13.6	39.6	27.9	8.5	5.8	2.9
White	137 000	1.5	13.2	39.3	28.4	8.7	5.9	3.0
Black	3 800	7.9	30.3	48.2	11.5	0.6	1.0	0.5
Westchester	102 600	0.6	2.4	8.4	20.2	21.3	25.5	21.5
White	100 100	0.5	2.2	8.0	20.1	21.4	25.8	22.0
Black	2 300	4.2	12.9	27.3	24.9	17.8	12.9	0.0

- Notes: 1. This item includes only units on less than 10 acres owned or being bought and, in addition, consists of only one unit with no business on the property.
 2. Components may not add exactly to total because of rounding.

Source: People & Homes in The American Market: Cross Tabulations of Population & Housing Characteristics in The 1900 Decennial Census. New Jersey, New York, Connecticut books, p. 9.

Gross Rent by County, by Race, 1960

County	Total Rental Housing Units	Percentage Distribution Rent/Month			
		less than \$50	\$50-\$99	\$100-\$149	more than \$150
Fairfield	72 100				
White	65 600	13.6	56.3	20.7	9.3
Black	6 500	14.8	65.2	16.7	3.3
Bergen	64 600				
White	62 700	6.9	52.4	33.7	6.9
Black	1 700	7.5	57.6	33.9	1.1
Essex	166 800				
White	126 400	11.1	63.5	21.4	4.0
Black	40 200	13.2	69.5	16.4	0.9
Middlesex	30 300				
White	28 300	14.4	62.8	20.2	2.6
Black	2 000	27.4	56.9	14.1	1.6
Morris	16 300				
White	15 600	11.5	46.2	35.2	7.1
Black	700	13.4	60.0	26.6	0.0
Passaic	58 800				
White	52 600	15.8	67.8	15.1	1.3
Black	6 100	13.1	67.8	18.5	0.7
Nassau	55 400				
White	51 500	9.2	38.2	38.1	14.5
Black	3 700	16.5	56.3	19.7	7.5
Suffolk	26 700				
White	24 100	14.4	45.7	34.4	5.6
Black	2 400	25.7	48.3	21.1	5.0
Westchester	117 200				
White	106 600	9.4	50.9	27.3	12.4
Black	10 400	16.6	65.8	15.1	2.5

- Notes: 1. "Other" classification for race of head of household included in totals for county. Therefore, addition of White and Black categories may not equal county totals.
2. Components may not add to total because of rounding.

Source: People and Homes in the American Market: Cross Tabulations of Population and Housing Characteristics in the 1960 Decennial Census. New Jersey, New York, Connecticut books. p. 10.

Number of Units in Structure, 1960

<u>County</u>	<u>Total Housing Units</u>	<u>Percentage Distribution Units in Structure</u>			
		<u>1 Family</u>	<u>2 Family</u>	<u>3-4Family</u>	<u>5 Families or more</u>
Fairfield	208 309	64.0	14.3	9.5	12.2
Bergen	236 696	70.3	15.1	4.2	10.3
Essex	299 832	33.8	17.4	20.5	28.2
Middlesex	125 347	79.2	11.5	4.3	5.0
Morris	82 327	88.0	6.1	3.0	2.9
Passaic	134 391	45.6	28.5	10.7	15.1
Nassau	366 203	85.1	6.6	2.0	6.3
Suffolk	224 456	94.6	2.7	1.1	1.5
Westchester			to be completed		

Note: Numbers do not equal county totals due to sampling procedures of Census Bureau.

Source: U.S. Census of Housing, 1960. New Jersey, New York and Connecticut books.

Age of Structure by County & by Race, 1960

County	Total Housing Units	Percentage Distribution Age of Structure			
		before 1930	1930- 1939	1940- 1949	1950- 1959
Fairfield					
White	185 700	46.8	10.3	13.6	29.3
Black	8 400	59.9	9.6	11.1	19.4
Bergen					
White	226 100	37.6	11.3	17.6	33.4
Black	4 100	65.5	11.7	8.9	14.0
Essex					
White	238 200	66.0	12.8	7.3	13.9
Black	50 000	81.3	10.5	2.7	5.6
Middlesex					
White	116 800	38.2	7.9	12.2	41.7
Black	3 500	58.3	14.1	10.8	16.9
Morris					
White	70 800	37.2	11.2	14.2	37.3
Black	1 100	73.3	3.2	5.8	17.7
Passaic					
White	119 100	60.3	9.1	9.9	20.8
Black	6 700	82.3	4.4	4.2	9.1
Nassau					
White	340 900	21.1	11.8	20.3	46.7
Black	7 300	43.8	10.3	10.6	35.3
Suffolk					
White	166 700	21.4	9.9	12.9	55.7
Black	6 300	23.2	12.9	15.6	48.4
Westchester					
White	226 600	52.7	12.2	7.6	27.5
Black	14 300	72.1	8.5	12.9	6.5

- Notes:
1. Includes rental and owned (or being bought) units.
 2. "Other" classification for race of head of household included in totals for county. Therefore, addition of White and Black categories may not equal county totals.
 3. Components may not add to total because of rounding.

Source: People and Homes in the American Market: Cross Tabulations of Population and Housing Characteristics in the 1960 Decennial Census. New Jersey, New York, Connecticut books. p. 10.

Condition of Housing, by County, by Race, 1960

<u>County</u>	<u>Total No. of Units</u>	<u>Deteriorating % of Total</u>	<u>Dilapidated % of Total</u>
Fairfield	194 300	7.8	1.5
White	185 700	7.2	1.0
Black	8 400	21.6	12.7
Bergen	230 500	3.4	0.7
White	226 100	3.2	0.6
Black	4 100	16.5	6.5
Essex	288 900	12.5	3.5
White	238 200	8.3	1.2
Black	50 000	32.2	14.9
Middlesex	120 300	7.3	1.5
White	116 800	6.8	1.1
Black	3 500	23.3	15.5
Morris	72 000	5.4	1.3
White	70 800	5.2	1.0
Black	1 100	18.0	20.4
Passaic	125 900	9.6	2.2
White	119 100	8.1	1.6
Black	6 700	36.4	13.3
Nassau	348 700	2.6	0.5
White	340 900	2.3	0.3
Black	7 300	15.9	7.1
Suffolk	173 400	4.6	1.3
White	166 700	4.1	0.9
Black	6 300	17.1	12.6
Westchester	241 200	7.0	2.2
White	226 600	6.0	1.5
Black	14 300	22.7	13.0

- Notes: 1. "Other" classification for race of head of household included in totals for county. Therefore, addition of White and Black categories may not equal county totals.
2. Components may not add to total because of rounding.

Source: People and Homes in the American Market: Cross Tabulations of Population and Housing Characteristics in the 1960 Decennial Census. New Jersey, New York, Connecticut books. p. 9.